



23.49 Total Acres For Sale

PARK CENTER COMMONS

A MIXED USE DEVELOPMENT LOCATED
NEAR I-76 AND SR-94 IN WADSWORTH, OHIO

Property Details

- Available parcel sizes from 1 acre to 13.98 acres
- Southern portion of property (Lot 1 & 2) has highway visibility
- Great access from Rt. 94 (High St) and the Wal-Mart developments to the North
- All parcels are located within the City of Wadsworth with full utilities
- Lots are available for sale from \$175,000 per acre
- Possible build to suit

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

540 White Pond Drive, Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com



PARK CENTER COMMONS

LOT #1

ZONED C3
COMMERCIAL

13.98 ACRES
AVAILABLE



PARK CENTER COMMONS WADSWORTH, OH

PROPERTY FEATURES

- Highway visibility
- Located along new road extensions between Park Center and Smokerise Drive
- WCL #9851
- Lot is divisible
- \$225,000/acre
- Adjacent to upcoming 70.25 acre residential development



Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

540 White Pond Drive, Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com



PARK CENTER COMMONS

LOT #2

ZONED C3
COMMERCIAL

2 ACRES
AVAILABLE



PARK CENTER COMMONS WADSWORTH, OH

PROPERTY FEATURES

- Superior Highway visibility
- Located on Park Center
- Adjacent to Holiday Inn Express
- WCL #9852
- \$350,000/acre
- Potential to share 0.7 acre paved parking lot



PARK CENTER COMMONS

LOT #3

ZONED C3
COMMERCIAL

**5.80 ACRES
AVAILABLE**



PARK CENTER COMMONS WADSWORTH, OH

PROPERTY FEATURES

- Highway visibility
- Located along new road extensions between Park Center and Smokerise Drive
- WCL #9853
- \$225,000/acre
- Adjacent to new Primrose School and Goddard School
- Across from upcoming 70.25 acre residential development



PARK CENTER COMMONS

LOT #4

ZONED C3
COMMERCIAL

**1.7 ACRES
AVAILABLE**



PARK CENTER COMMONS WADSWORTH, OH

PROPERTY FEATURES

- Located on the corner of Hinkle and Smokerise Drive
- Across from Walmart
- Lot is 1.7 acres net usable
- WCL #9854
- \$175,000/acre



Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

540 White Pond Drive, Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com

PARK CENTER COMMONS WADSWORTH, OH

Aerial



Demographics	1 Mile	3 Miles	5 Miles
Population:	5,484	27,383	44,319
Households:	2,557	10,889	17,138
Median Age:	44.7	41.6	42.7
Average HH Income:	\$82,324	\$84,946	\$88,142
Traffic Count:	28,150 N. High St. @ Park Center Dr.		
	19,246 I-76 @ High St. exit		

PARK CENTER COMMONS WADSWORTH, OH

Price Details

SALE PRICE: from \$175,000 per acre

Property Details

LOT #1	13.98 acres	WCL #9851	C3 Highway Commercial	\$225,000/acre
LOT #2	2 acres	WCL #9852	C3 Highway Commercial	\$350,000/acre
LOT #3	5.80 acres	WCL #9853	C3 Highway Commercial	\$225,000/acre
LOT #4	1.7 acres	WCL #9854	C3 Highway Commercial	\$175,000/acre
LOT #6 SOLD	6.88 acres	WCL #9850	R3 Residential	\$125,000/acre
LOT #7 SOLD	8.59 acres	WCL #98471	R3 Residential	\$125,000/acre

Notes

All parcels are located within the City of Wadsworth with full utilities

Southern portion of property (Lot 1 & 2) has highway visibility

Great access from Rt. 94 (High St) and the Wal-Mart developments to the North

Possible build to suit

USES: Retail, Office, Hospitality

IMPROVEMENTS: Street, Sidewalk, Gas, Water, Storm Sewer, Curb, Sanitary Sewer, Phone, Electric

FOR MORE INFORMATION: www.parkcentercommons.com

PARK CENTER
COMMONS

LOTS #1-4

TOTAL
23.49 ACRES
AVAILABLE



CLICK HERE

For Video Tour Link



Please note: the dimensions
and acreages in the video are
approximate